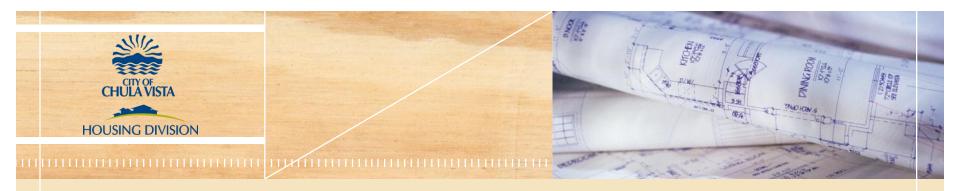


DEVELOPMENT SERVICES DEPARTMENT



(619) 691-5047 | FAX (619) 585-5698 www.chulavistaca.gov/housing



PROJECTS ELIGIBLE FOR DENSITY BONUSES

Government Code Section 65915(b)(1)

Affordable Housing:

- Five percent of the units affordable to very-low income households (incomes 50% and less of median)
- Ten percent of the units affordable to lower income households (incomes 80% or less of median)
- Ten percent of the units affordable to moderate income households (120% of median income) but only if project is common interest for sale development
- Ten percent of the units for transitional foster youth, disabled vets or homeless persons and restricted to verylow income rents



ELIGIBLITY: SENIOR HOUSING

Government Code Section 65915(b)(1)(C)

- Senior Housing Development (as defined in CC Section 51.3 and 51.12) or mobile home park that limits residency to seniors
 - At least 35 units
 - No requirement for affordable rents or limits to income



CONTINUED AFFORDABILITY

Government Code Section 65915(c)(1) & (2)

Rental units

 Affordable for 55 years – unless subsidy program requires longer period

Ownership units

- only affordable to initial occupants
- Enforce equity share agreement at sale unless the equity sharing agreement conflicts with another public funding source requirement





4 COMPONENTS OF DENSITY BONUS LAW

at the request of the applicant

Density Bonus

20% Density Increase if...

5% very low, 10% low or 100% senior

Can request less than or no density increase

Maximum of 35% Density Increase

> 35% as an incentive

Incentives

1 to 3 to reduce the costs of development

Ex: height, setback, open-space requirement, etc.

Denial limited to:

Not required for affordability, Adverse impact that cannot be mitigated OR Contrary to Federal/State Law

Waivers

Unlimited if necessary to accommodate density & incentives

Examples: height, setback, open-space requirement, etc.

Denial limited to adverse impact that cannot be mitigated

Parking

Zero to one bedroom: one onsite parking space.

Two to three bedrooms: two onsite parking spaces.

Four and more bedrooms: two and one-half parking spaces.





DENSITY BONUS & INCENTIVES

Target Units	% of Target Unit Govt Code 65915(b)	Density Bonus % Govt Code 65915(f)	% of Target Unit	Density Bonus % Govt Code 65915(f)	% of Target Unit	Density Bonus % Govt Code 65915(f)
Very-low income	5%	20%	10%	12.5%	15%	35%
Low-income	10%	20%	20%	15%	30%	30%
Moderate-income (ownership units only)	10%	5%	20%	10%	30%	20%
Maximum Incentive(s)/ Concession(s)	1		2		3	
Senior housing (no Affordable Dus)	100%	20%				



INCENTIVES & CONCESSIONS

Government Code Section 65915(k)

- Reduction in site development standards or modifications of zoning/architectural design requirements that result in "identifiable and actual cost reductions to provide for affordable housing"
- Mixed-use zoning that reduces the cost of the housing if the non-residential uses are compatible with housing and other area development
- Other regulatory incentives or concessions that result in "identifiable and actual cost reductions to provide for affordable housing"
- May request without request for density bonus



DENIAL OF INCENTIVES

Government Code 65915(d)(1)

Do not meet the threshold requirements set in the statute –
e.g., they do not result in "identifiable, and actual cost
reductions to provide for affordable housing"

OR

- 1 of 3 specified findings:
 - Not required for affordability
 - Adverse impact on health/safety, physical environment or historic resources with no feasible mitigation
 - Contrary to federal or state law
- Cities bear burden of proof



WAIVERS & MODIFICATIONS

Government Code 65915(e)

- Only available for development standards that physically preclude the construction of the project that qualifies for a density bonus or incentive
- Developer may request unlimited waivers

DENIAL

 Adverse impact on health and safety or the physical environment or historic resources with no feasible mitigation



DENSITY BONUS PARKING STANDARDS

Government Code 65915(p)

- Requires use of parking standards for projects that qualify for a density bonus even if developer does not request density bonus, incentives or waivers
- Developer can request even lower parking ratios as a concession or waiver under density bonus law
- City discretion is extremely limited



DENSITY BONUS PARKING STANDARDS - BASIC

- Applicable if project qualifies for a Density Bonus (senior or affordable housing)
- Ratios:

Description	Onsite Parking Requirements			
	Govt Code 65915(p)(1)	CVMC 19.62.050 (13)		
0-1 bedroom unit	1 parking space	1.5 parking space		
2-3 bedroom units	2 parking spaces	2 parking spaces		
4-more bedroom unit	2.5 parking spaces	2 parking spaces		

 Ratios apply to market rate units as well as density bonus units



DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED Government Code 65915(p)(2)

- Rental or ownership housing development with:
 - At least 11% very-low income or 20% low income units;
 and
 - ☐ Within one-half mile of a major transit stop; and
 - Unobstructed access to the major transit stop
- 0.5 parking space per <u>bedroom</u> (inclusive of handicapped and guest parking)



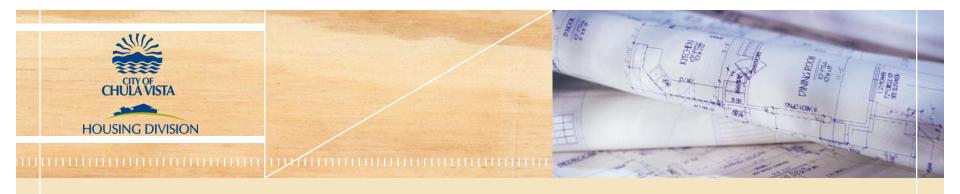
DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED Government Code 65915(p)(3)

- Rental housing development with:
 - All units affordable to lower income except manager's unit; and
 - Within one-half mile of a major transit stop; and
 - Unobstructed access to the major transit stop
- 0.5 parking space per <u>unit</u> (inclusive of handicapped and guest parking)



DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED Government Code 65915(p)(3)

- Rental <u>senior citizen</u> housing development with:
 - □ All units affordable to lower income except manager's unit; and
 - □ Paratransit service; or
 - ☐ Within one-half mile of fixed bus route service that operates 8 times per day, with unobstructed access to that service.
- 0.5 parking space per <u>unit</u> (inclusive of handicapped and guest parking)



DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED Government Code 65915(p)(3)

- Rental <u>special needs</u> housing development with:
 - All units affordable to lower income except manager's unit; and
 - □ Paratransit service; or
 - ☐ Within one-half mile of fixed bus route service that operates 8 times per day, with unobstructed access to that service.
- 0.3 parking space per unit (inclusive of handicapped and guest parking)



PARKING STUDIES FOR TRANSIT

Government Code 65915(p)(7)

- May require higher parking ratios for transit stop developments if supported by parking study, paid for by City and conducted in last 7 years
- Ensure that study includes all analyses mandated by statute
- Adopt written findings based on study
- Maximum parking ratios cannot exceed basic parking ratios



ADDITIONAL REQUIREMENTS (EFFECTIVE JANUARY 1, 2017)

- All density calculations must be rounded up (base density, bonus units and affordable units)
- Cities must adopt application procedures and timelines
- Cities CANNOT require preparation of additional report or study not required by State law
 - CAN require reasonable documentation to establish eligibility for incentives or concessions, waivers or reductions, or increased parking ratios near major transit stops





Area Median Income Limits 2018

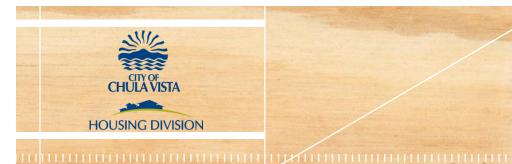
Income Category	Using Median Income for Household of Four
Extremely Low Income (30% AMI)	\$ 29,200/annual \$ 2,433/month
Very Low Income (50% AMI)	\$ 48,650/annual \$ 4,054/month
Low Income (60% AMI)	\$ 58,400/annual \$ 4,867/month
Moderate Income (120% AMI)	\$ 98,150/annual \$ 8,179/month





Rent Limits 2018

Target Population	Maximum Restricted Rent Level				
Area Median Income	Studio	1 BR Unit	2 BR Unit	3 BR Unit	
Extremely Low (30% AMI)	\$429	\$490	\$552	\$613	
Very Low (50% AMI)	\$715	\$818	\$920	\$1,022	
Low (60% AMI)	\$832	\$951	\$1,070	\$1,189	





FOR MORE INFORMATION & TO CONTACT US

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